

153.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

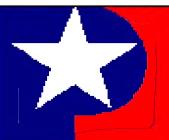
901,500 / 901,500

USE VALUE:

901,500 / 901,500

ASSESSED:

901,500 / 901,500

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
55		EUSTIS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FISCHELIS WILLIAM C	
Owner 2: FISCHELIS ELIZABETH C	
Owner 3:	

Street 1: 55 EUSTIS ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: HELVIG KENNETH & DEBBIE U -
Owner 2: -

Street 1: 55 EUSTIS ST
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02476	Type:

NARRATIVE DESCRIPTION
This parcel contains 7,724 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2228 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 7724 Sq. Ft. Site 0 80. 0.84 9

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct
Use Code								Land Size		101525
101								Building Value		GIS Ref
7724.000								Yard Items		GIS Ref
380,100								Land Value		Insp Date
521,400								Total Value		06/08/20
901,500										06/08/20
Total Card								Entered Lot Size		
0.177										
Total Parcel								Total Land:		
0.177										
Source: Market Adj Cost								Land Unit Type:		
Total Value per SQ unit /Card: 404.67										
/Parcel: 404.6										

PREVIOUS ASSESSMENT								Parcel ID	153.0-0002-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,200	0	7,724.	521,400	858,600	858,600	Year End Roll	12/18/2019
2019	101	FV	265,900	0	7,724.	488,800	754,700	754,700	Year End Roll	1/3/2019
2018	101	FV	265,900	0	7,724.	404,100	670,000	670,000	Year End Roll	12/20/2017
2017	101	FV	265,900	0	7,724.	371,500	637,400	637,400	Year End Roll	1/3/2017
2016	101	FV	243,500	0	7,724.	338,900	582,400	582,400	Year End	1/4/2016
2015	101	FV	228,900	0	7,724.	332,400	561,300	561,300	Year End Roll	12/11/2014
2014	101	FV	228,900	0	7,724.	308,900	537,800	537,800	Year End Roll	12/16/2013
2013	101	FV	228,900	0	7,724.	293,900	522,800	522,800		12/13/2012

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337							

